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Address: [6917 COSTA DEL SOL CT](#)
City: ARLINGTON
Georeference: 25723-1-24
Subdivision: MELIA RANCH
Neighborhood Code: 1L110H

Latitude: 32.6315270514
Longitude: -97.1891865727
TAD Map:
MAPSCO: TAR-108M



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MELIA RANCH Block 1 Lot 24
PER PLAT D214012027

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KENNEDALE ISD (914)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 141703707

Site Name: MELIA RANCH Block 1 Lot 24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,324

Percent Complete: 100%

Land Sqft^{*}: 10,019

Land Acres^{*}: 0.2300

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BRANCH CAMMIE LEE

BRANCH ANNETTA L

Primary Owner Address:

6917 COSTA DEL SOL CT

ARLINGTON, TX 76060

Deed Date: 6/1/2016

Deed Volume:

Deed Page:

Instrument: d216119821

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	11/25/2014	D214260051		
MELIA RANCH DEVELOPMENT LLC	1/1/2014	00000000000000	0000000	0000000



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$425,939	\$75,000	\$500,939	\$500,939
2024	\$425,939	\$75,000	\$500,939	\$500,939
2023	\$415,992	\$80,000	\$495,992	\$456,096
2022	\$334,633	\$80,000	\$414,633	\$414,633
2021	\$342,686	\$70,000	\$412,686	\$412,686
2020	\$319,090	\$70,000	\$389,090	\$389,090

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.